COLDWELL BANKER
EUROPA REALTY

House Hyères 188 m²



SALE PRICE : 1 790 000 €

EMAIL : VIRGINIE.BERTRAND@COLDWELLBANKER.FR

26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr

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DESCRIPTION

Just a few steps from the port, on the exclusive Île du Levant, facing the Port-Cros National Park and Le Lavandou, this contemporary 188 m² villa is a rare and precious gem.

Set on a remarkable 3,842 m² plot filled with pines and wild olive trees, gently sloping down to the sea, this nearly inaccessible location on the island offers total privacy with no overlooking neighbors. Nestled in a preserved Mediterranean natural setting, it is bathed in light and silence, disturbed only by the sound of waves and cicadas.

From the moment you enter, your gaze is instinctively drawn to the horizon—the sea reveals itself in every room, ever-present and soothing.
The main level is centered around a spacious 70 m² living area, seamlessly integrated with an elegant open-plan kitchen.
This bright and open space extends outward through large glass doors, creating a perfect continuity between the interior and the surrounding landscape.
On the same level, a master suite with its own private shower room offers comfort and serenity, always with a view of the sea.

On the garden level, two additional bedrooms provide private and independent sleeping quarters. A secondary living room, another shower room, a laundry room with wine cellar, and a technical room complete this floor designed for both functionality and refinement.

Facing southwest, the villa enjoys optimal sunlight throughout the day and offers spectacular panoramic views of the sea, right through to the golden hues of sunset. Rare, discreet, and in perfect harmony with its surroundings, this property embodies a quiet form of luxury where every detail invites peace and retreat. Its location allows you to enjoy complete seclusion at the villa or soak up the sun on nearby rocks or a sandy beach just steps away.

Offered at €1,790,000, this villa is a unique opportunity to acquire an exceptional property on one of the last unspoiled islands of the Mediterranean.

Île du Levant is accessible by ferry from the ports of Le Lavandou or Hyères-les-Palmiers.
The crossing takes approximately 25 to 30 minutes and is operated by Vedettes des Îles d'Or & Le Corsaire, with regular departures every day, both in high season and year-round.

Enzo Bondil
Real Estate Consultant
COLDWELL BANKER BEAU RIVAGE
EI RSAC 882 773 757
+33 (0)6 35 45 91 41
enzo.bondil@coldwellbanker.fr

The property is located in a zone subject to mandatory brush clearing regulations.
Information regarding the risks this property may be exposed to can be found on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	188.0 m²	Property tax:	€3.00
Number of rooms:	5 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 104

Greenhouse gas emissions (GHG) index: A 3

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